



27 Avenue Road

Lymington, SO41 9GJ

SPENCERS
NEW FOREST





An impressive, fully refurbished, four double bedroom property with generous accommodation, enjoying the benefits of modern living as well as a large, secure garden and ample off-road parking.

The Property

On entering the property there is an immediate sense of space and light. A covered porch leads to the attractive reception hall with porcelain tiled flooring throughout. From the hallway, the door opens into a magnificent open plan kitchen/dining/living area which benefits from underfloor heating. This delightful multi-functional space within the home features a contemporary exposed brick wall and expansive sliding doors inviting you to the patio area of the garden.

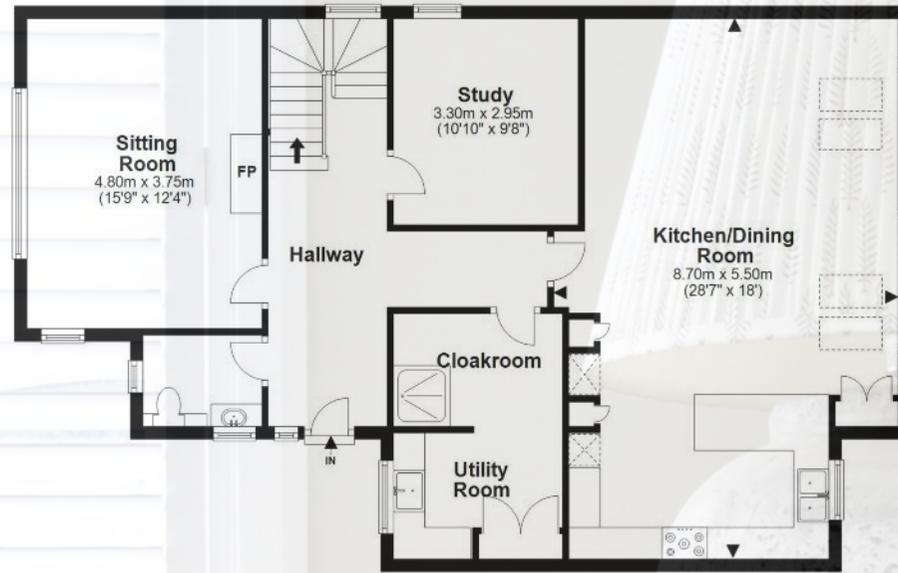
The impressive kitchen is designed for entertaining and offers a comprehensive range of base level units, a wealth of high specification integrated appliances including boiling water tap, dishwasher, large Neff induction hob with extractor hood and Neff double ovens. There is a large central island with integrated drinks cabinet and seating for informal dining or enjoying a glass of wine! The kitchen is further complemented with a separate utility room with walk in shower/wet room, perfect for sailors wet weather gear or washing down a wet dog's paws. There is space and plumbing for both a washing machine and tumble dryer as well as further fitted cupboards for additional storage. Also housed within in the utility room is a water softening system for the house.

£1,050,000



Ground Floor

Approx. 102.0 sq. metres (1098.2 sq. feet)



First Floor

Approx. 89.9 sq. metres (967.2 sq. feet)

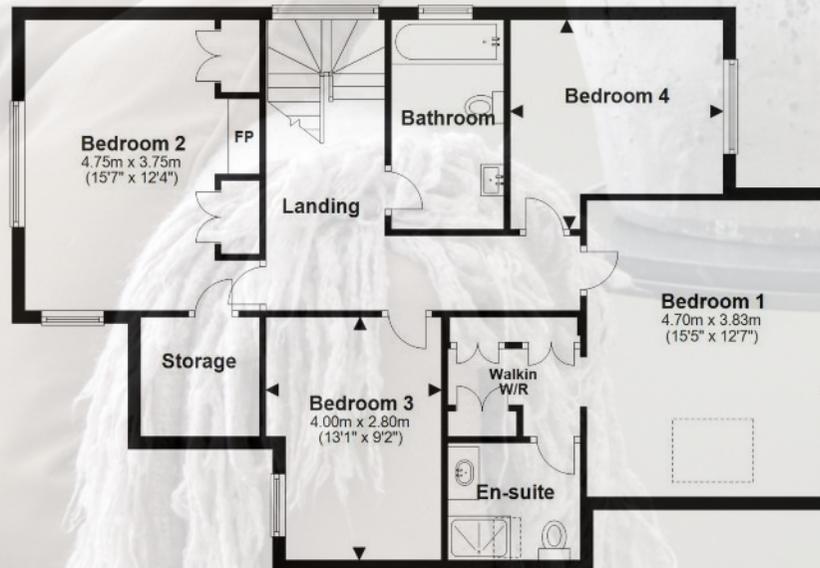


Illustration for identification purposes only; measurements are approximate, not to scale EPC New Forest
Plan produced using PlanUp.



The property is conveniently located close to the High Street, Lymington River and yacht clubs.

The Property continued . . .

There is an additional living room/lounge at the front of the property and indeed a study/fifth bedroom also located on the ground floor. From the reception hall a split level staircase with picture window leads to the first floor. The first floor accommodation comprises four double bedrooms and a family bathroom. The delightful principle bedroom is to be found at the rear of the property overlooking the garden. It also boasts ample built-in storage/make-up area, a walk-in dressing space and an attractive en-suite shower room. The remaining three double bedrooms are served by a generous family bathroom. The specification of the ensuite, family bathroom and cloakroom all benefit from “Villeroy & Boch” and “Grohe” sanitary ware and two further bespoke handmade sinks.



Situation

The property is situated in the beautiful Georgian market town of Lymington and is within a short walking distance of its cosmopolitan shops and picturesque harbour. The property also benefits from being in catchment area of Lymington Infant School which has an Ofsted rating of outstanding. Within easy reach are the two large deep water marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturday a market is held in the High Street, the origins of which probably date back to the 13th century. To the north, is the New Forest village of Lyndhurst and Junction 1 of the M27, which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in 90 minutes.



Grounds & Gardens

The property is set well back on the plot and is approached via a gravel driveway with ample space for parking. The rear garden is of generous proportions and is laid mainly to lawn with a generous natural stone tiled patio area, ideal for entertaining. The secure garden can be accessed either side of the property via pedestrian gates. There is also a large shed at the rear to house gardening equipment and/or bikes etc.

Directions

From the High Street continue past the church and through the one-way system towards Brockenhurst. At the first set of traffic lights turn right into Avenue Road and number 27 will be found on the left hand side.



Property Video

Point your camera at the QR code below to view our professionally produced video.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: D Current: 55 Potential: 78
 Council Tax Band: F
 All mains services are connected.

Points of interest

Lymington Infant School	0.1 miles
Waitrose Lymington	1.3 miles
Lymington Quay	1.6 miles
Priestlands Secondary School	1.9 miles
Lymington Recreation Centre	2.0 miles
Walhampton (Private School)	2.5 miles
Brockenhurst Golf Club	3.2 miles
Brockenhurst Train Station	3.7 miles
Brockenhurst Tertiary College	3.9 miles
The Pig	4.6 miles

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com